



**MEETING MINUTES**  
**February 27, 2019**

Members Present: Paul Anderson (Chair), Vincent Vignaly, Marc Frieden, Barur Rajeshkumar, Sarah Miles

Members Absent: None

Others Present: See Attached Sign-In Sheet

**All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.**

The Chair opened the meeting at 7:00 p.m.

Citizens' Comments – None tonight.

Site Plan Review (RJF Commercial Properties) – The board members signed the Site Plan Review approved plans for Lots 5-R, #125 Shrewsbury Street and 5-L, #160 Hartwell Street.

**Old Business:**

Holy Cross Contemplative Center Update – Mr. Anderson received a response to his email regarding the parking situation. Jamie Hoag will attend the March 27<sup>th</sup> meeting.

Sign Century Drive Extension – The Board signed the three-year extension letter for the Worcester Corporate Center Definitive Subdivision 1990 Original Subdivision Plan Approval that was voted at the January 9, 2019 meeting.

Fynder's Pub (No As-Built Plan & Engineer's Certification Received (send letter to finalize Site Plan Review)) – The board met with Arianna Saarinen and Richard Gallant on January 23<sup>rd</sup>. The board is still waiting for an as-built plan and certification. Mr. Anderson will contact Ms. Saarinen and Mr. Gallant and remind them to have the engineer prepare an as-built plan and provide certification that it was built according to the approved plan so the Site Plan Review process can be completed. A copy of the correspondence will be forwarded to Nancy Lucier.

**New Business/Review of Correspondence/Emails:**

Marijuana (Process Review for different Uses and Parking/Traffic Standards) – Wayne Amico provided information for the board to review. It was primarily bylaw material, not parking standards. Mr. Anderson asked if there would be anything other than parking and traffic that might be different for a marijuana establishment. Ms. Miles felt it is such a taxing problem for parking and traffic right now because it is the initial stages of these types of businesses; she did not think it would be a problem long term and did not want to put a policy in place that would have to be changed when it is no longer a problem. Mr. Anderson said we don't know how much

parking to require. Mr. Frieden said the police could always be involved because it is a safety problem. Mr. Vignaly said the board should have something in the bylaws, but hasn't seen anything that has it all clear. Initially there was talk about having parking in the Host Agreement, but it was not done. Mr. Anderson asked if the parking for the establishment would be the same as for Cumberland Farms (by square footage). Mr. Vignaly said it could be, but when Cumberland Farms came in, because they know their stores, proposed more parking than the bylaw requires. Mr. Rajeshkumar said there are no parking regulations according to the Cannibas Control Commission; it is left up to the local police chief. He said two Host Agreements have been approved by the Board of Selectmen; they still need to go before the state and the Planning Board.

Peter Shoreys (180 Worcester Street) attended a meet and greet where they said they were making a recommendation for 120 parking spaces to go on the open lot south of the Il Forno restaurant. He is not so much concerned with parking as he is about vehicles entering and exiting onto West Boylston Street. As abutters they can see directly at the lot because all the trees that have been cleared and also have a concern with the lighting. Mr. Frieden said that screening would be required (fence, trees, shrubs, etc.). No application has been submitted to the Planning Board. Mr. Anderson said that perhaps the applicant would have a better of idea of how many people are anticipated on a daily basis at peak hours; the board would not have that information. Mr. Frieden asked about shared parking. Mr. Vignaly said it is not shared parking when it is a Business Center. A Business Center should be designed for whatever parking is needed. If they are adding a use that was not allowed in a Business Center, they have to adjust their parking accordingly. Mr. Rajeshkumar said the town bylaw said that "parking shall be in accordance with the West Boylston Zoning Bylaw." Unless otherwise specified in the condition of the Special Permit, all retail shall be open to the public no earlier than 8AM or later than 8PM.

CMRPC Annual Assessment for FY20 – The board reviewed the CMRPC bill for the assessable population. It will be submitted to Nancy Lucier for payment.

Flagg RV Drainage Report – The board received drainage calculations and revisions to the Flagg RV Site Plan Review plan from Doug Andrysick that shows that with some additional drainage structures, it now meets the stormwater standards; they have to put in a stormwater infiltration system. There is an existing catch basin that will now discharge to an infiltration system. The board authorized Mr. Vignaly to email Doug Andrysick and let him know that the board reviewed the information and to let the board know when they start construction so VHB can monitor the construction.

The 18<sup>th</sup> Annual CPTC Conference will be held Saturday, March 16<sup>th</sup> from 8:00AM-3:30PM at Holy Cross. Mr. Frieden will attend.

Dave Femia asked the status of Village Zoning. Mr. Vignaly said he is compiling all the board's comments together into one document and it will be discussed it in March.

Mr. Femia said on June 5 & 6 Mass Housing Partnership has their annual housing institute at Devens MA.

**Reports from Other Boards** – Mr. Frieden said the Affordable Housing Trust has decided that the Orchard Knoll property is not a site they can feasibly develop. It would be too costly because of the wetlands limitations and the culvert or bridge. They are investigating other sites in town.

Mr. Vignaly made a motion to approve the February 13, 2019 Regular Meeting Minutes as amended; Mr. Frieden seconded; all voted in favor; motion approved. Mr. Vignaly made a motion to approve the Public Hearing Meeting Minutes for RJF Commercial Properties-Shrewsbury/ Hartwell Street and 9-Unit Condominium Development on Shrine Avenue; Ms. Miles seconded; all voted in favor; motion approved.

Regarding the 127 Hartwell Street invoice, Steve Migridichian wants the Planning Board's thoughts to address the cost of the invoice which he feels are excessive hours being charged by VHB. He did not want to attend a Planning Board meeting and bring it up because he didn't think the matter warranted tying up valuable time over a small invoice.

Mr. Vignaly explained the situation. The applicant was having the paving done and VHB monitored the paving for the full day to be sure it was done correctly as is done for all sites. Mr. Migridichian thought that was excessive. Mr. Migridichian is a reliable person, and there is no problem with the contractor or their consultant; this is what the board does for everybody. Mr. Rajeshkumar said six hours to monitor paving was excessive. He said the Board of Selectmen feel that VHB is charging excessive amounts. Mr. Vignaly said VHB has already reduced Mr. Migridichian's bill by 2 hours giving him a 25% reduction; the board needs to be consistent. Mr. Frieden said it would be hard to start nickel and diming everything VHB does. There have been times in the past that the construction inspection has been waived for some sites and inevitably the board ran into problems with not getting the final work the same as the design. Mr. Anderson will contact Mr. Migridichian.

Invoices were approved for payment.

March 13, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 8:17 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Vincent P. Vignaly, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich